01206 577667 www.whybrow.net City Centre Office – To let





37 Sir Isaacs Walk, Colchester, Essex, CO1 1JJ

Asking Rent: £12,000 Per Annum Inclusive

934 Sq. Ft (86.7 Sq. M)

- Close To Culver Shopping Centre
- Busy Pedestrianised Thoroughfare
- Class B1 (Office) Use
- Desirable Location
- New Lease Available

Property Details



Location

Colchester with a resident population approaching 200,000 benefits from excellent road communications via the A12 to London and Ipswich and main line rail services to London Liverpool Street, with a fastest journey time of 46 minutes.

Sir Isaacs Walk, is one of the town's most popular shopping locations containing a mix of specialist, local and national retailers and forms part of the Culver Centre which houses many leading retailers such as H&M, TK Max and Superdry and a wide variety of independent traders.



Description

The property which lies opposite the Culver Centre entrance and close to St Johns Wynd. The property comprises a ground floor which is suitable for a reception or additional office space.

The main first floor office accommodation comprises an open plan area with two additional meeting rooms, a kitchenette and male and female W/C's. The office has a fibre internet connection.

Accommodation

The property benefits from the following Net Internal Areas (NIA):

Ground Floor 228 sq. ft First Floor Offices 706 sq. ft

Total 934 sq. ft (86.7 sq. m)

Asking Terms

The property is available by way of a new Full Repairing lease for a term of years to be agreed with regular upward only rent reviews.

Rent

£12,000 per annum Inclusive of Service charge and Insurance.

Service Charge

The property is subject to a service charge. This is included in the £12,000 per annum.

Legal Fees

Each party is to bear their own legal costs incurred during the course of any transaction.

Planning

The property benefits from an established Class B1 (Office) use and is considered suitable for a variety of uses, subject to planning. Interested parties are advised to contact Colchester City Council on 01206 282222.

VAT

The property is elected for VAT.

Rateable Value

We are advised by Tendring District Council that the property appears in the Valuation List with a Rateable Value of £9,900.

Energy Performance Certificate

The properties have an energy efficiency rating of: D81



Misrepresentation Act 1967

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